

**LEGAL NOTICE  
NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, March 12, 2015 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Carmina Wood Morris, DPC, 487 Main Street, Suite 600, Buffalo, New York 14203 filed on behalf of Salvatore's Italian Gardens for two [2] variances for the purpose of constructing a hotel to be connected to an existing restaurant on premises owned by Salvatore's Italian Gardens at 6461 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 28E.(1)(a)[3][f] [i] of the Code of the Town of Lancaster. The petitioner proposes to construct a hotel connected to an existing restaurant; this construction will cause a reduction in the number of parking spaces bringing the total number of spaces to 487.

Chapter 50, Zoning, Section 28E.(1)(a)[3][f] [i] of the Code of the Town of Lancaster requires the number of parking spaces of a hotel/restaurant facility to be 577 spaces. The petitioner, therefore, requests a 90 parking space variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster. The height of the proposed hotel is sixty [60] feet.

Chapter 50, Zoning, Section 19C.(5) of the Code of the Town of Lancaster limits the building height to thirty-five [35] feet. The petitioner, therefore, requests a twenty-five [25] foot height variance.

The petition of Derek Malke and Jennifer Ostrowski, 63 Anthony Drive, Depew, New York 14043 for two [2] variances for the purpose of constructing of a single family dwelling on premises owned by the petitioners at 00 Brunck Road, Lancaster New York, namely, the southwest corner of Brunck Road and Bowen Road, to wit:

- A. A variance from the requirements of Chapter 50, Zoning, Section 10C.(2)(b) of the Code of the Town of Lancaster. The width of the proposed building lot is seventy-seven [77] feet.

Chapter 50, Zoning, Section 10C.(2)(b) of the Code of the Town of Lancaster requires an eighty-five [85] foot lot width at the street line. The petitioners, therefore, request an eight [8] foot lot width variance.

- B. A variance from the requirements of Chapter 50, Zoning, Section 32 of the Code of the Town of Lancaster. The proposed set back is sixty-nine [69] feet from the center line of Bowen Road.

Chapter 50, Zoning, Section 32 of the Code of the Town of Lancaster requires a 90 foot front yard set back from the center line of Bowen Road. The petitioners, therefore, request a twenty-one [21] foot front yard set back variance.

Signed\_\_\_\_\_

JOHANNA M. COLEMAN, TOWN CLERK and  
Clerk to Zoning Board of Appeals